

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards #02010

DATE: July 10,2002

PROPOSAL: Waive street trees and sidewalks on "Q" Street and N. 36th Street.
Waive street paving on "Q" Street.

CONCLUSION: There are no unusual circumstances that would warrant the approval of the waivers. Public Works Department and Parks and Recreation Department object to the waivers.

RECOMMENDATION:

Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 14 & 15 & E1/2 vacated alley, Block 13 Ridgeway Addition

LOCATION: N. 36th Street and "Q" Street.

APPLICANT: Thomas Spahn
3528 "Q" Street
Lincoln, NE 68503
(402) 477-2687

OWNER: same as applicant

CONTACT: Gerald Spahn
1441 Manatt Street
Lincoln, NE 68521
(402) 476-3940

EXISTING ZONING: R-4 residential

EXISTING LAND USE: Single family residential.

SURROUNDING LAND USE AND ZONING:

North: R-4 Single family residential
South: P Public Wyuka Cemetery
East: P Public Wyuka Cemetery
West: R-4 Single family residential

HISTORY: Ridgeway Addition was platted in 1893.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specifies this area as Urban residential.

Guiding Principles for Existing Neighborhoods in the 2025 Comprehensive Plan include:
“Maintain and enhance infrastructure and services in existing neighborhoods.”
(page F-75)

The Community Form chapter of the 2025 Comprehensive Plan states that neighborhoods should include interconnected network of streets, trails and sidewalks to encourage walking and bicycling.
(page F-21)

The Mobility and Transportation section of the 2025 Comprehensive Plan includes:
“Continuity– The sidewalk system should be complete and without gaps.” (p. F-97)

TRAFFIC ANALYSIS: “Q” Street and N. 36th Street are local streets.

ANALYSIS:

1. This request is to waive the Subdivision requirements for sidewalks (Sec.26.23.095), street trees (Sec.26.27.090) and street paving (Sec.26.27.010).
2. The waiver request is in association with Administrative Final Plat 96016.
3. There is an existing sidewalk system on N. 36th Street that terminates at the north lot line of Lot 15. The installation of the sidewalk would continue the sidewalk system.
4. N. 36th Street is paved with curb and gutter abutting Lots 14 and 15, Block 13 Ridgeway Addition. The paving of “Q” Street would continue the existing paved street system.
5. A paving district or paving unit could be requested to pave “Q” Street.
6. Parks and Recreation Department objects to the waiver of street trees on “Q” Street unless street paving is waived.
7. Public Works sees no logic to the waiver of sidewalks and street trees on N. 36th Street.
8. Public Works recommends sidewalks, paving and street trees on “Q” Street.

Prepared by:

Tom Cajka
Planner

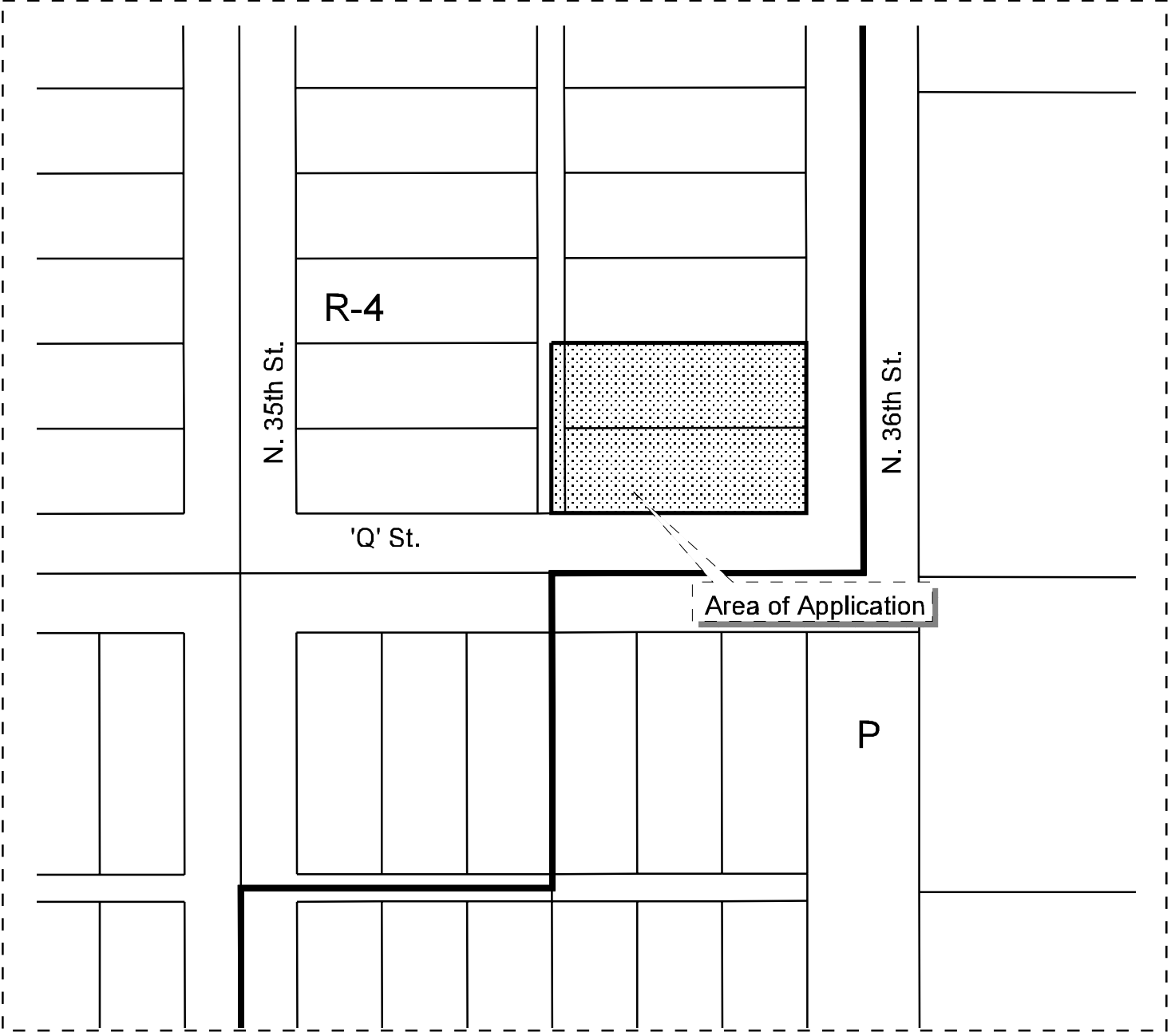


Waiver of Design Standards #02010
N 36th & 'Q' St.



Photograph Date: 1997

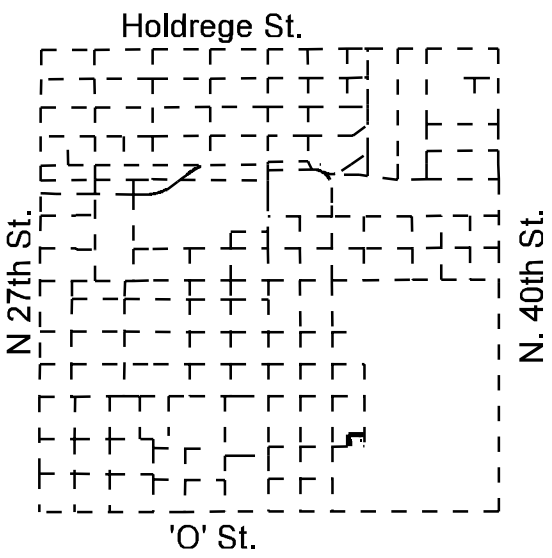
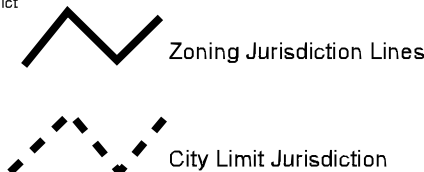
Lincoln City - Lancaster County Planning Dept.



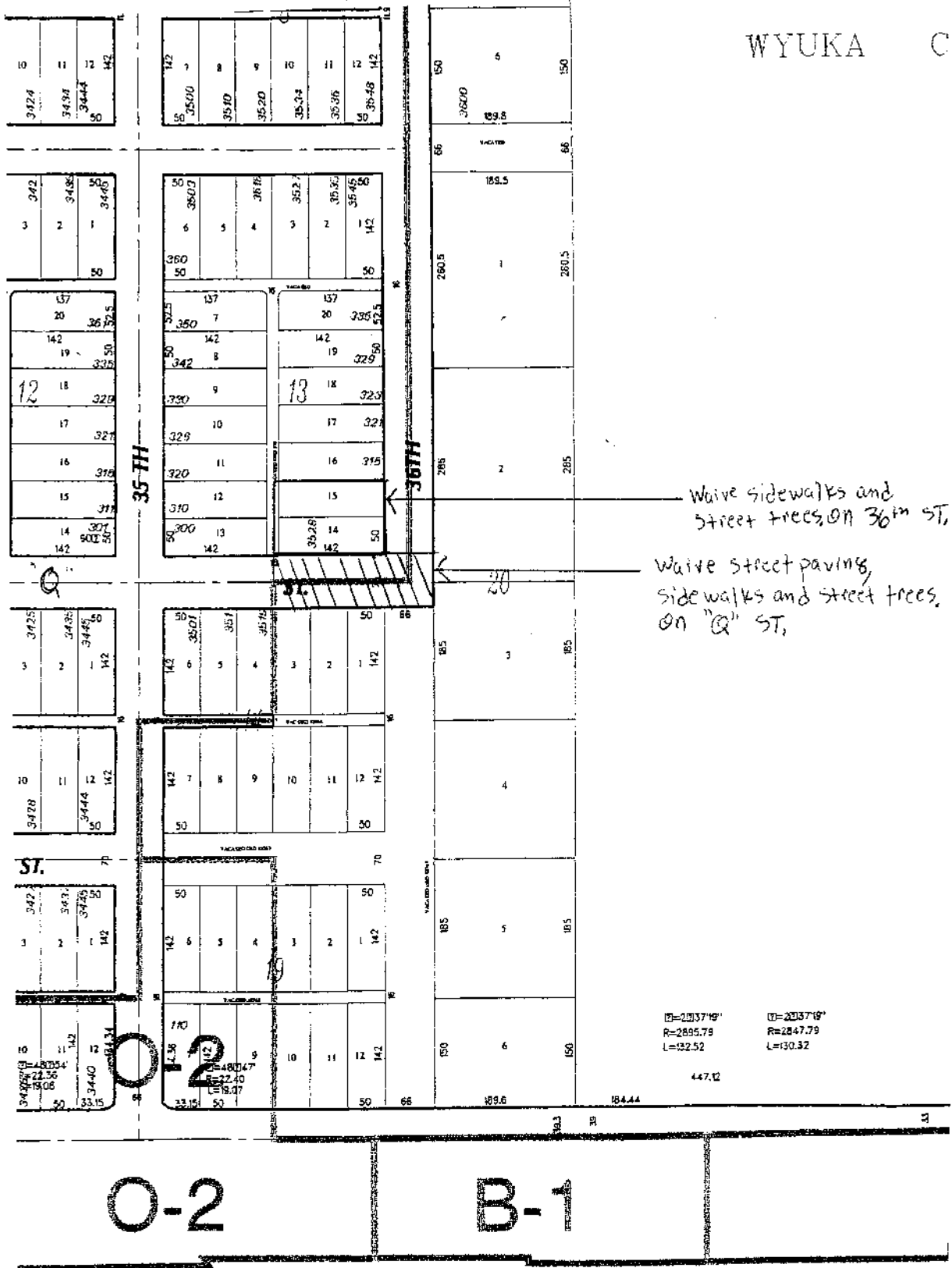
Waiver of Design Standards #02010 **N 36th & 'Q' St.**

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 19 T10N R7E



WYUKA C



Waiver of Design Standards #02010
N 36th & 'Q' St.

Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 9, 2002


Re: 36th & "Q" Street

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Street tree installation should be in conjunction with street pavement installation. If the requirement of street pavement is waived, then the street tree requirement shall also be waived.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

M e m o r a n d u m

To: Tom Cajka, Planning
From:  Dennis Bartels, Public Works/Public Utilities
Subject: Waiver of Subdivision Requirements
Streets and Sidewalks for Admin. Plat at 36th & 'Q' Streets
Date: July 9, 1002
cc: Roger Figard, Randy Hoskins, Nicole Fleck-Tooze

Engineering Services as reviewed the request to waive sidewalks and street trees along 36th north of 'Q' and paving sidewalks and trees in 'Q' Street west of 36th Street and has the following comments:

1. 36th is paved and therefore I see no logic in waiving the sidewalks or trees along 36th.
2. I also recommend that the requirements for paving sidewalks and trees along 'Q' Street not be waived at this time. A paving district or paving unit should be requested to pave this street. If the City Council does not pass legislation to pave the street, then a waiver may be appropriate.

fcj memo to tom cajka ddb